

#109 Conditional Use Application

Case #: CUP19-00065

Property Information

Address

Street Number: 600	Prefix: S	Street Name: WALNUT ST	Unit #: 			
Subdivision name: SEC 14 3N 2E	Block: 0	Lot: 0	Section: 14	Township: 3	Range: 2	Zoning: A-1
Parcel Number: S1014212730	Additional Parcel Numbers: 					

Primary Contact

Who is responsible for receiving e-mail, uploading files and communicating with Boise City?

Agent/Representative     Applicant     Owner

Applicant Information

First Name: Dave	Last Name: Glancey		
Company: Glancey-Rockwell & Associates			
Address: 1257 W. Rover Street	City: Boise	State: ID	Zip: 83702
E-mail: Office@grboise.com	Phone Number: (208) 345-1718	Cell: 	Fax: 

Agent/Representative Information

Role Type:  Architect     Land Developer     Engineer     Contractor     Other

First Name: Peter	Last Name: Rockwell		
Company: Glancey-Rockwell Associates			
Address: 1257 W. River Street	City: Boise	State: ID	Zip: 83702
E-mail: prockwell@grboise.com	Phone Number: (208) 345-1718	Cell: 	Fax: 

Owner Information

Same as Applicant?  No     Yes    (If yes, leave this section blank)

First Name: Paul	Last Name: Kline		
Company: State of Idaho (Department of Fish and Game)			
Address: 600 S. Walnut St.	City: Boise	State: ID	Zip: 83713
E-mail: paul.kline@idfg.idaho.gov	Phone Number: (208) 334-3771	Cell: 	Fax: 

**Project Information**

Is this a Modification application?  Yes  No File number being modified:

**1. Neighborhood Association:**

East End

**2. Comprehensive Planning Area:**

North/East Ends

**3. This application is a request to construct, add or change the use of the property as follows:**

Construct new 3-story approx 72,000 sf office building

**4. Size of Property:**

9.7   Acres  Square Feet

**5. Water Issues:**

A. What are your fire flow requirements? (See International Fire Code):

1500  gpm

B. Number of hydrants (show location on site plan):

Note: Any new hydrants/hydrant piping require Suez Water approval.

Number of Existing:  Number of Proposed:

C. Is the building "sprinklered"?  Yes  No

D. What volume of water is available? (Contact SUEZ (208) 362-7354):

2500  gpm

**6. Existing uses and structures on the property are as follows:**

Government Office Buildings, Parking Structure, Sheds

**7. Is the project intended to be phased? Please explain:**

No

**8. Adjacent property information:**

Building types and/or uses	Zone
North: <input type="text" value="Park"/>	North: <input type="text" value="(A-1) Open Land 1 Acre minimum lot"/>
South: <input type="text" value="Residential"/>	South: <input type="text" value="(L-OD) Limited Office with Design Re"/>
East: <input type="text" value="Park"/>	East: <input type="text" value="(A-1) Open Land 1 Acre minimum lot"/>
West: <input type="text" value="Medical Office"/>	West: <input type="text" value="(C-3D) Service Commercial w/Design"/>

**9. Proposed Structures:**

A. Number of Structures:  Use:

Square footage of proposed structures or additions (if 5+ floors, attach narrative with chart):

	Gross Square Feet
1st Floor	<input type="text" value="34210"/>
2nd Floor	<input type="text" value="24360"/>
3rd Floor	<input type="text" value="13220"/>
4th Floor	<input type="text" value="0"/>

B. Maximum proposed structure height(s):

C. Number of stories:

D. Number of seats (if restaurant, tavern or lounge):

E. Number of residential units (if applicable):

**10. Existing Structures:**

Square footage of existing structures or additions (if 5+ floors, attach narrative with chart):

	Gross Square Feet
1st Floor	<input type="text" value="33500"/>
2nd Floor	<input type="text"/>
3rd Floor	<input type="text"/>
4th Floor	<input type="text"/>

**11. Building Exterior:**

	Materials	Colors
Roof:	<input type="text" value="Flat TPO"/>	<input type="text" value="White"/>
Walls:	<input type="text" value="Stone, Stucco, Metal Siding"/>	<input type="text" value="Earth Tone"/>
Windows/Doors:	<input type="text" value="Storefront"/>	<input type="text" value="Dk Bronze"/>
Fascia, Trim, etc:	<input type="text" value="Metal"/>	<input type="text" value="Earth Tone"/>
Other:	<input type="text" value="Green Screen"/>	<input type="text"/>

**12. Setbacks:**

Note: Plans that are not graphically dimensioned will not be accepted.

	Building Required	Building Proposed	Parking Required	Parking Proposed
Front:	<input type="text" value="20'"/>	<input type="text" value="34.21'"/>	<input type="text"/>	<input type="text" value="12.5'"/>
Rear:	<input type="text" value="30'"/>	<input type="text" value="495.2'"/>	<input type="text"/>	<input type="text" value="422.4'"/>
Side 1:	<input type="text" value="10'"/>	<input type="text" value="296.77'"/>	<input type="text"/>	<input type="text" value="29.64'"/>
Side 2:	<input type="text" value="10'"/>	<input type="text" value="83.63'"/>	<input type="text"/>	<input type="text" value="10.52'"/>

**13. Site Design:**

**Site Percentage Devoted to**

**Square Feet**

Building Coverage:	8 %	34761
Landscaping:	9 %	40558
Paving:	36 %	155956
Other Uses:	47 %	202432

Describe Other Uses: MK Nature Center to remain

**14. Parking:**

**Required**

**Proposed**

Accessible Spaces:	7	8
Parking Spaces:	0	219
Bicycle Spaces:	24	38
Proposed compact spaces:		

Are you proposing off-site parking?  Yes  No

If yes, how many spaces?

Are you requesting shared parking or a parking reduction?  Yes  No

If yes, how many spaces?

Restricted parking?  Yes  No

**15. Landscaping:**

A. Are there any prominent trees or areas of vegetation on the property?  Yes  No

B. Type: Deciduous and coniferous

C. Size: greater than 4" caliper

D. General Location: West, South and North Property boundry

**16. Mechanical Units:**

Number of Units: 10

Unit Location: Roof

Type: Roof

Height: Roof

Proposed Screening Method: Parapets

**17.Solid Waste:**

A. Type of trash receptacles:

- Individual Can/Residential
- 3 Yd. Dumpster
- 6 Yd. Dumpster
- 8 Yd. Dumpster
- Compactor

B. Number of trash receptacles:

C. Proposed screening method:

D. Is the proposed location accessible for collection?  
(Contact Boise Public Works at 384-3901.)

 Yes  No

E. Is recycling proposed?

 Yes  No

**18.Irrigation Ditches/Canals:**

A. Are there any irrigation ditches or canals on or adjacent to the property?

 Yes  No

B. Location:

C. Size:

**19.Fencing:**

**Proposed**

**Existing to Remain**

Type:

Height:

Location:

**20.Loading Facilities** (if proposed, for commercial uses only):

Number:

Location:

Size:

Screening:

**21.Drainage:**

Proposed method of on-site retention:

**22.Floodways & Hillside:**

A. Is any portion of this property located in a Floodway or a 100-year Floodplain?

 Yes  No

B. Does any portion of this parcel have slopes in excess of 15%?

 Yes  No

Note: If the answer to either of the above is yes, you will be required to submit an additional #112 Floodplain and/or #114 Hillside application and additional fee.

**23.Airport Influence Area:**

Is the subject site located within the Airport Influence Area? (If yes, please mark which area.)

 No  Area A  Area B  Area B1  Area C

## Verification of Legal Lot or Parcel Status

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Acceptance of this application does not validate the legal status of any lot or parcel. Prior to submitting for a Building Permit you must have a Verification of Legal Parcel Status form signed by the Boise City Subdivision Department. It is the applicant's responsibility to provide deeds and/or other documentation to the Subdivision Department. See Verification of Legal Lot or Parcel Worksheet for submittal requirements.

The undersigned declares that the above provided information is true and accurate.

The undersigned acknowledges that failure to provide true and accurate information may result in rejection of this application, possible revocation of the permit where wrongfully issued and subject the undersigned any applicable civil and/or criminal penalties.

**Agent/Representative Signature:**

**Date:**